



Location
2809 Royal Avenue

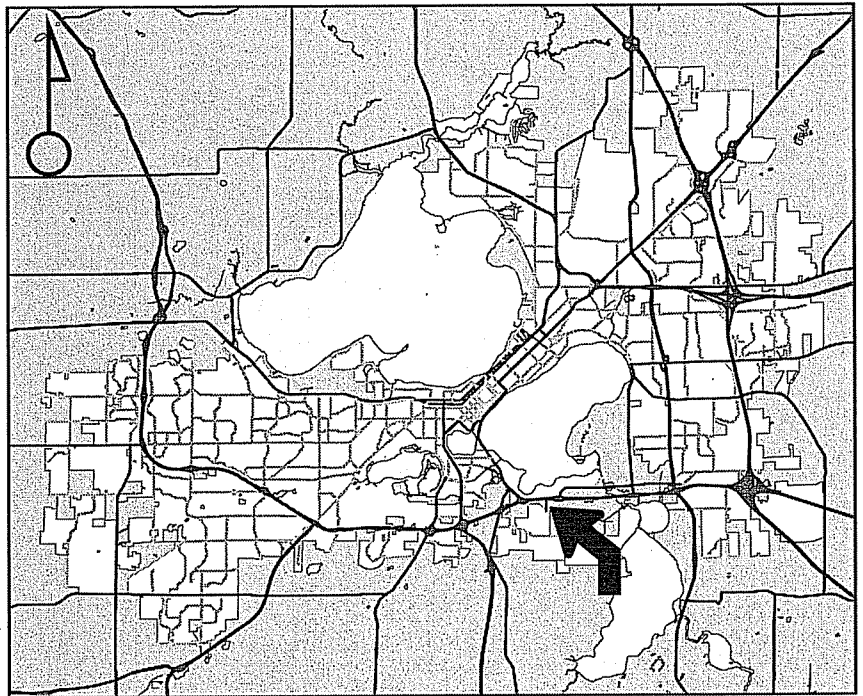
Sponsor
Alderman Tim Bruer

From: M1 To: C3

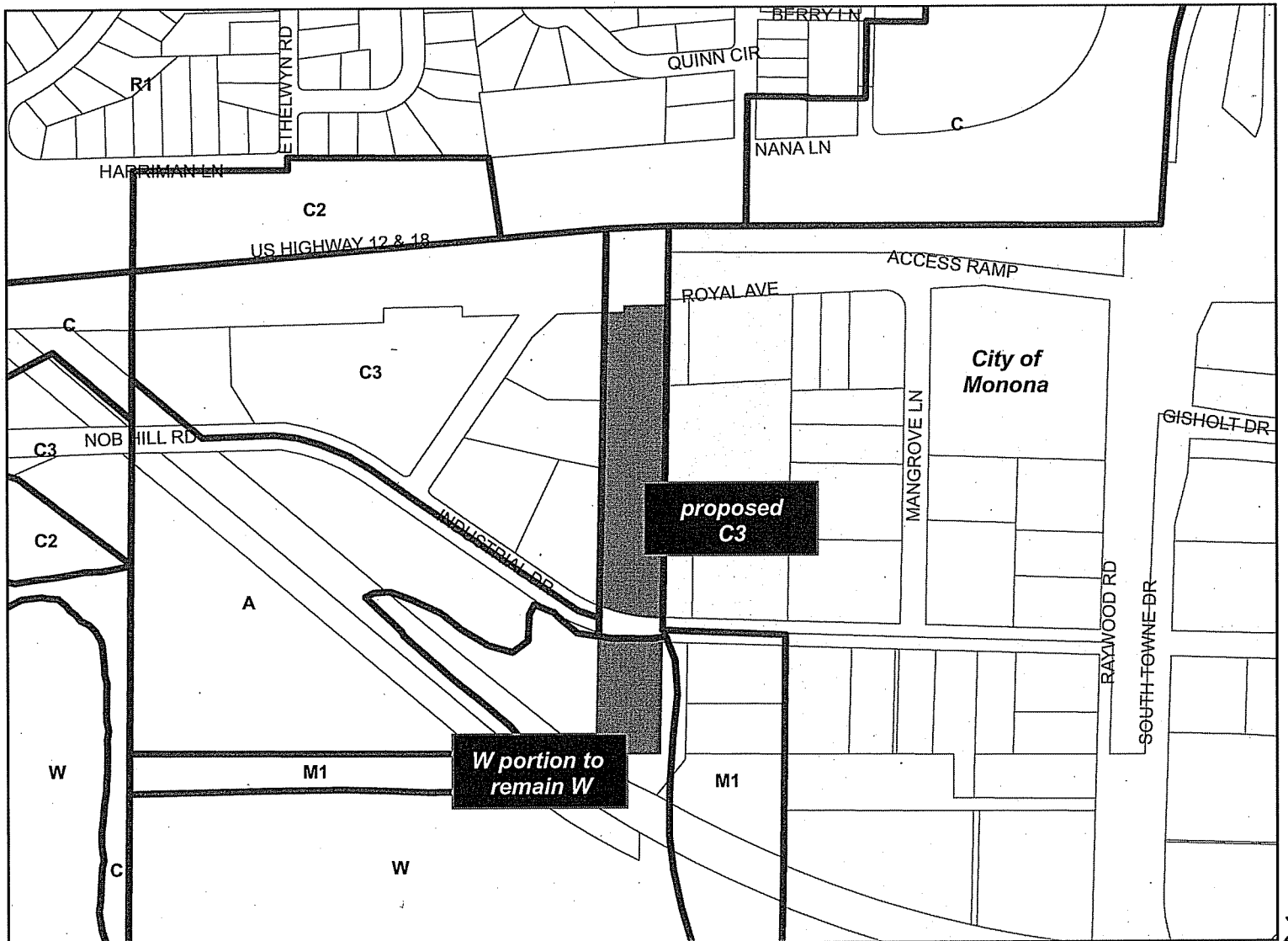
Existing Use
Vacant Land

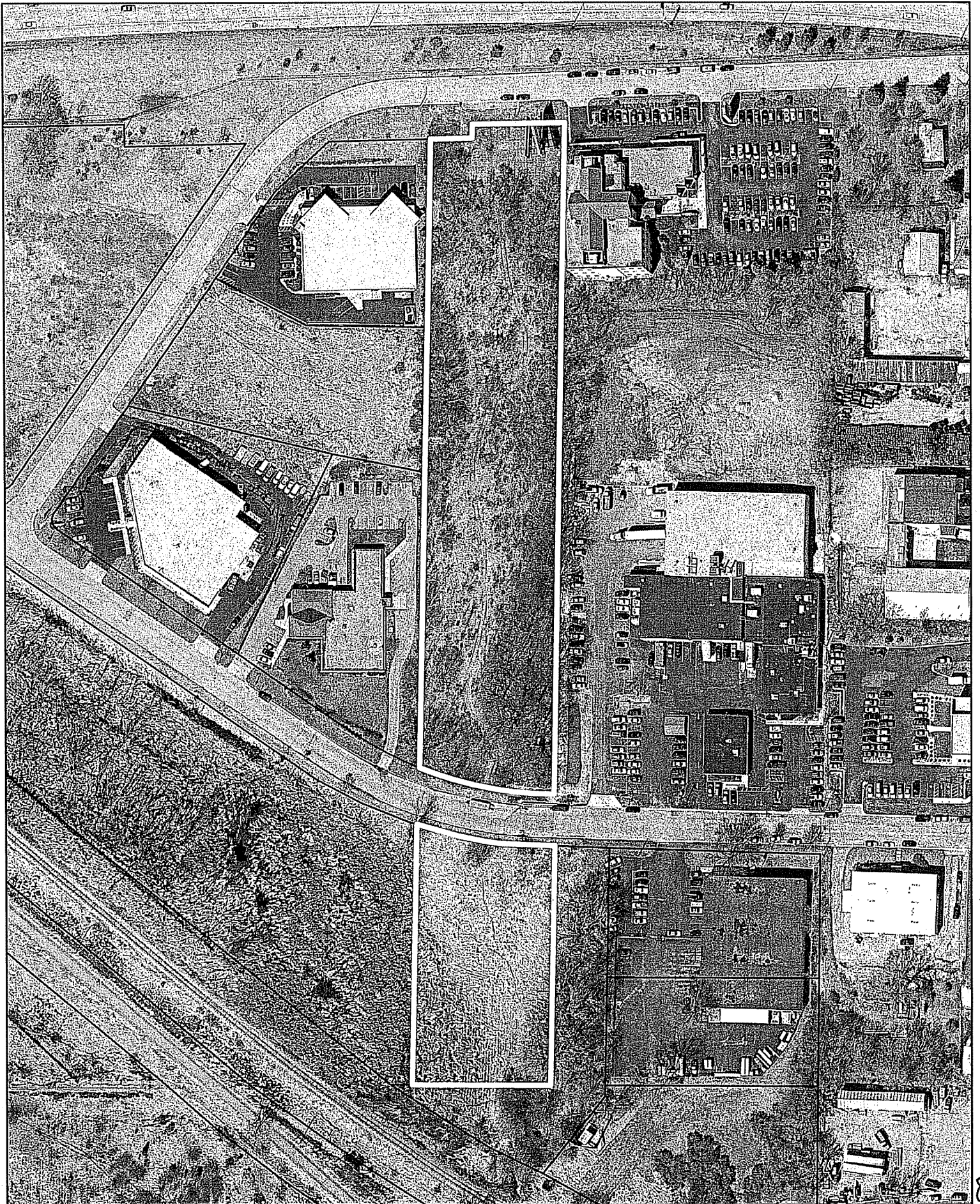
Proposed Use
Commercial Uses

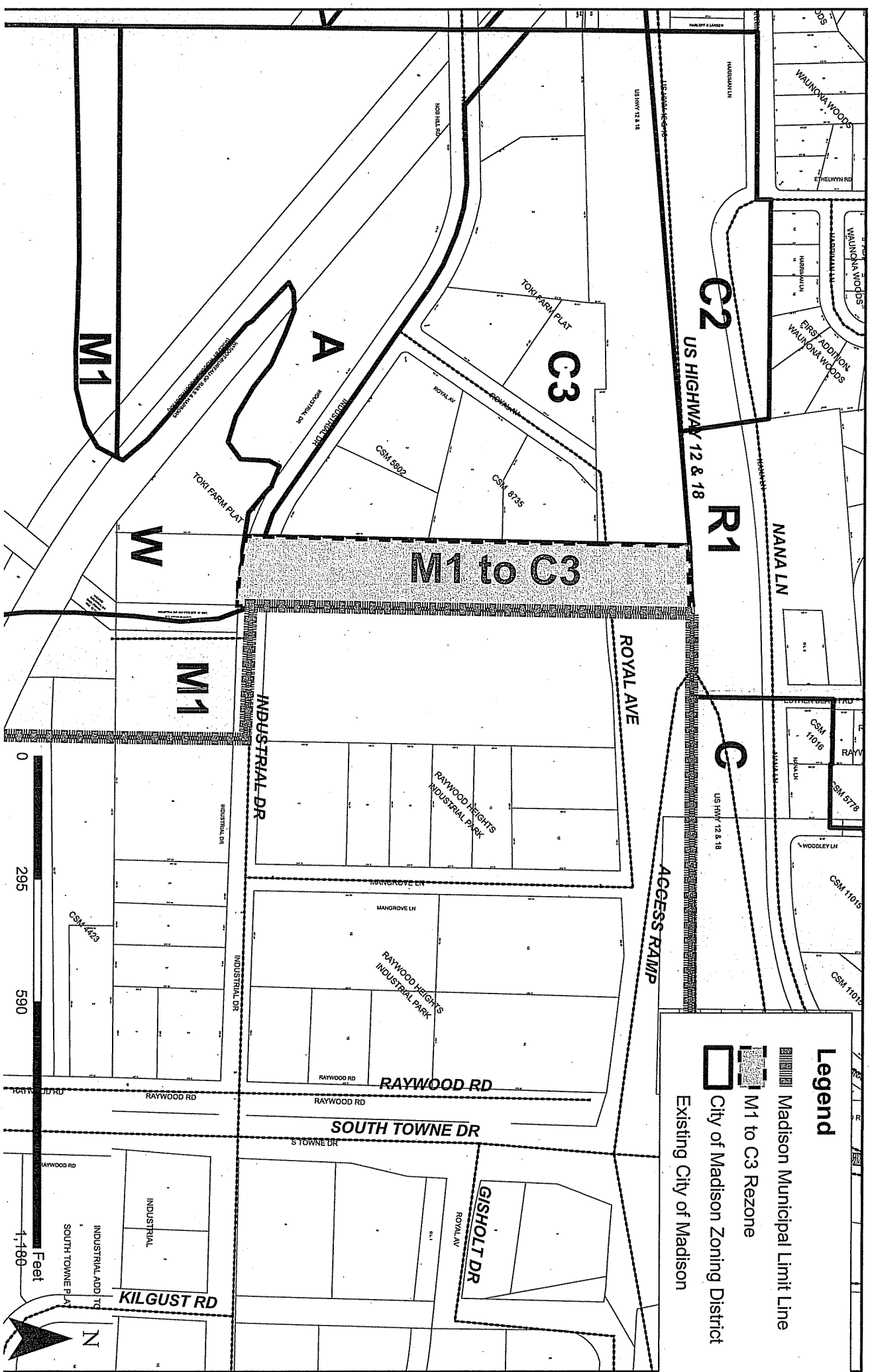
Public Hearing Date
Plan Commission
07 May 2007
Common Council
15 May 2007







For Questions Contact: Tim Parks at: 261-9632 or tparks@cityofmadison.com or City Planning at 266-4635







Legend

-  Madison Municipal Limit Line
-  M1 to C3 Rezone
-  City of Madison Zoning District
-  Existing City of Madison

PLANNING DIVISION REPORT
DEPARTMENT OF PLANNING AND COMMUNITY
AND ECONOMIC DEVELOPMENT
Of May 2, 2007

RE: I.D. # 06125: Zoning Map Amendment I.D. 3265 To Rezone 2809 Royal Avenue from M1 to C3

1. Requested Actions: Approval of a request to rezone 2809 Royal Avenue from M1 (Limited Manufacturing District) to C3 (Highway Commercial District).
2. Applicable Regulations: Section 28.12 (9) provides the process for zoning map amendments.
3. Report Prepared By: Timothy M. Parks, Planner

GENERAL INFORMATION

1. Sponsor: Ald. Tim Bruer, 14th District

Property owner (from City Assessor records): UEC Properties, LLC.
2. Development Schedule: Future plans have not been submitted for this site.
3. Location: The property consists of a total of approximately 4.7 acres of land located on either side of Industrial Drive, approximately a quarter-mile west of South Towne Drive, Urban Design District 1, Aldermanic District 14; Madison Metropolitan School District. The majority of the site is located north of Industrial Drive between Industrial and Royal Avenue and is zoned M1 pending the proposed zoning change to C3. The remaining land south of Industrial Drive is zoned W (Wetland District) and is not affected by this requested downzoning.
4. Existing Conditions: Undeveloped land with the exception of a billboard along the northern edge of the property, zoned M1 (Limited Manufacturing District).
5. Proposed Land Use: The site will be developed in the future with undisclosed uses under the requested C3 (Highway Commercial District).
6. Surrounding Land Use and Zoning: The subject site is generally surrounded by various non-residential uses located in the cities of Madison and Monona, including wetlands to the southwest of the site, zoned W (Wetland District) and A (Agriculture District), the Beltline Highway to the north of Royal Avenue, and otherwise by various commercial uses in cities of Madison and Monona. The commercial uses in Madison are zoned C3 (Highway Commercial District). The City of Monona borders the site to the east.

7. Adopted Land Use Plan: The Comprehensive Plan identifies the subject site and properties to the west for general commercial uses.
8. Environmental Corridor Status: The property north of Industrial Drive that is subject to the zoning map amendment is **not** located within a mapped environmental corridor. The portion of the site south of Industrial Drive is mapped as part of a larger environmental corridor identified as publicly owned wetlands that extend south and southwest of the site. The corridor maps do not show wetlands on the southern portion of this parcel.
9. Public Utilities & Services: The property is served by a full range of urban services.

STANDARDS FOR REVIEW

This application is subject to the standards for zoning map amendments.

ANALYSIS, EVALUATION & CONCLUSION

Ald. Tim Bruer has sponsored a request to downzone a 2.9-acre portion of a property addressed 2809 Royal Avenue from M1 (Limited Manufacturing District) to C3 (Highway Commercial District). The area of the downzoning is an approximately 165-foot wide parcel that extends between Royal Avenue on the north and Industrial Drive on the south. The 2809 Royal Avenue parcel totals 4.7 acres (per City records) that also includes acreage south of Industrial Drive zoned W (Wetland District). The portion of the site south of Industrial Drive is **not** subject to the downzoning request and will remain in the wetland zoning district. The entire 4.7-acre site is undeveloped at this time with the exception of a billboard located along the northern edge of the property, which is oriented to the adjacent Beltline Highway.

The 2.9-acre subject site is the only M1-zoned parcel north of Industrial Drive in the City of Madison, with lands to the west being zoned C3 and the lands to the south and southwest of the site zoned W and A (Agriculture District) to correspond to City-owned drainage tracts along Industrial Drive and the Nine Springs sewage treatment plant further south. The rezoning site is bordered to the east by various commercial uses located in the City of Monona.

The proposed C3 zoning will allow office and retail uses to be developed on the property, which will better reflect the Comprehensive Plan recommendation for general commercial uses for the site and lands to the west than the existing M1 zoning. The Planning Division has had inquiries about the construction of a multi-story office/ retail service building on the subject site. Staff believes such a building would be consistent with the uses present on other C3-zoned properties west of the site that include the Dane County Detox Center, an engraving service and an elevator sales and repair business.

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The subject site is located in Urban Design District 1. All future development of the property will require the review and approval of the Urban Design Commission following a public hearing.

RECOMMENDATION

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment 3265, rezoning 2809 Royal Avenue from M1 (Limited Manufacturing District) to C3 (Highway Commercial District), to the Common Council with a recommendation of **approval**, subject to input at the public hearing.

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 23, 2007

To: Plan Commission
From: Kathy Voeck, Assistant Zoning Administrator
Subject: 2809 Royal Avenue

Present Zoning District: M-1

Proposed Use: Commercial Uses

Requested Zoning District: C-3

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	206,039 sq. ft.
Lot width	50'	168'
Usable open space	n/a	n/a
Front yard	0'	
Side yards	0'	
Rear yard	10' 1 story, 30' 2 story	
Floor area ratio	3.0	

Site Design	Required	Proposed
Number parking stalls	Depends on use	
Accessible stalls	Yes	
Loading	Dep. on use & bldg size	
Number bike parking stalls	Dep. on use	
Landscaping	Yes	

Other Critical Zoning Items	
Urban Design	Yes
Wetland	Yes
Flood plain	No
Utility easements	None shown
Barrier free (ILHR 69)	Yes

The proposed project **does** comply with all of the above requirements.